

NORTH BAY REDEVELOPMENT PROJECT
PROJECT AREA COMMITTEE

Minutes of Meeting
June 1, 2005

The meeting was called to order at 8:00 AM at the Peninsula Community Service Center by Chair Mannino. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present included: Alexander, Briggs, Coker, Cole, Doyle, Dugas, Durgan, Hardesty, Kalla, Mannino, Munster, Nelson, Perreira, Rhodes, Sands, Seman, and Valentine.

2. MINUTES OF PREVIOUS MEETINGS

Minutes from April 6 and May 4, 2005 were both approved unanimously (15-0-0).

3. COMMUNICATIONS AND PUBLIC COMMENT

- Staff made the following announcements:
 - Alex Greenwood will be resigning from the City, effective June 21.
 - Hank Cunningham will be resigning from the City, effective June 30.
 - The City Council is set to consider the proposed FY 2005/06 Budget for Economic Development on June 13 and Redevelopment on June 14.
 - Among the budget proposals being put forth: a proposal to close all Community Service Centers, and a proposal to “spin off” the Redevelopment Agency from the City.

4. NEW BUSINESS

A- Proposed Owner Participation Agreement with Constellation Property Group for the Construction of the “Stella at Five Points” Housing Project, including 15% affordable units. Developer made presentation on the project. PAC members raised questions concerning: timeline of project, availability of redevelopment funds, number/percentage & pricing of affordable housing units, compatibility with proposed new Airport Land Use regulations. Upon close of discussion, there was a motion (Munster, Doyle) to support the project and support staff’s recommendation for a \$1.7 million subsidy. Motion was approved (13-0-2).

B- Renewal of North Bay PAC. Motion (Munster, Alexander) to renew PAC was approved (15-0-0).

C- Discussion of Future Meeting pace and Staffing for the North Bay PAC. Staff (Greenwood) indicated that: (1) the Peninsula Community Service Center will most likely be closed due to budget cuts, and therefore will no longer be available as a meeting space; and (2) the Redevelopment Agency has lost a significant number of staff (including the North Bay Project Manager), such that the Agency cannot at this time make any promises for future staff support of the PAC. PAC designated Diana Alexander as the PAC representative to

investigate and determine the best place for a new meeting space. Suggested meeting places included: Peninsula YMCA, NTC, and SD County Mental Health. Chair Manino will follow up with Agency staff to discuss what staff support may be possible in the future.

5. REPORTS

- A- Informational Item- Update on BRAC Process. Staff (Greenwood) provided the update, including the news that the Navy SPAWAR facility and Marine Corps Recruit Depot are no longer being considered for closure.

6. OLD BUSINESS

- A- Proposed ACLUP for Lindbergh Field. Motion (Seman, Dugas) to direct the PAC chair to send a letter to the ALUC, requesting that the boundaries of the proposed “C” and “D” safety zones be modified, such that: (1) the boundary between the “C” and “D” zones would follow the existing boundary of the Midway/Pacific Highway Community Plan; (2) Barnard Park is included in the “D” zone; and (3) the area bound roughly by Point Loma Boulevard, Bob Street, and the Midway Community Plan is included in the “D” zone. The letter from the PAC would include a map clearly showing the PAC’s proposed changes to the ALUC’s zone map, which would reflect the PAC’s discussion and the approved motion. After spirited discussion, motion (Coker, Alexander) to call the question failed (4-5-0). After further discussion, the original motion (Seman, Dugas) was approved (9-2-1).

7. ADJOURNMENT

The meeting was adjourned at 9:25 AM

Dated June 1, 2005

Alex Greenwood, Project Manager

Approved by vote of the Committee on _____, 2005.

Joe Mannino
Chair

Keith Rhodes
Secretary